



# Department of Planning & Zoning

Karl Moritz,  
Director

Stephanie Sample, Presenter  
Urban Planner/Historic Preservation &  
Development

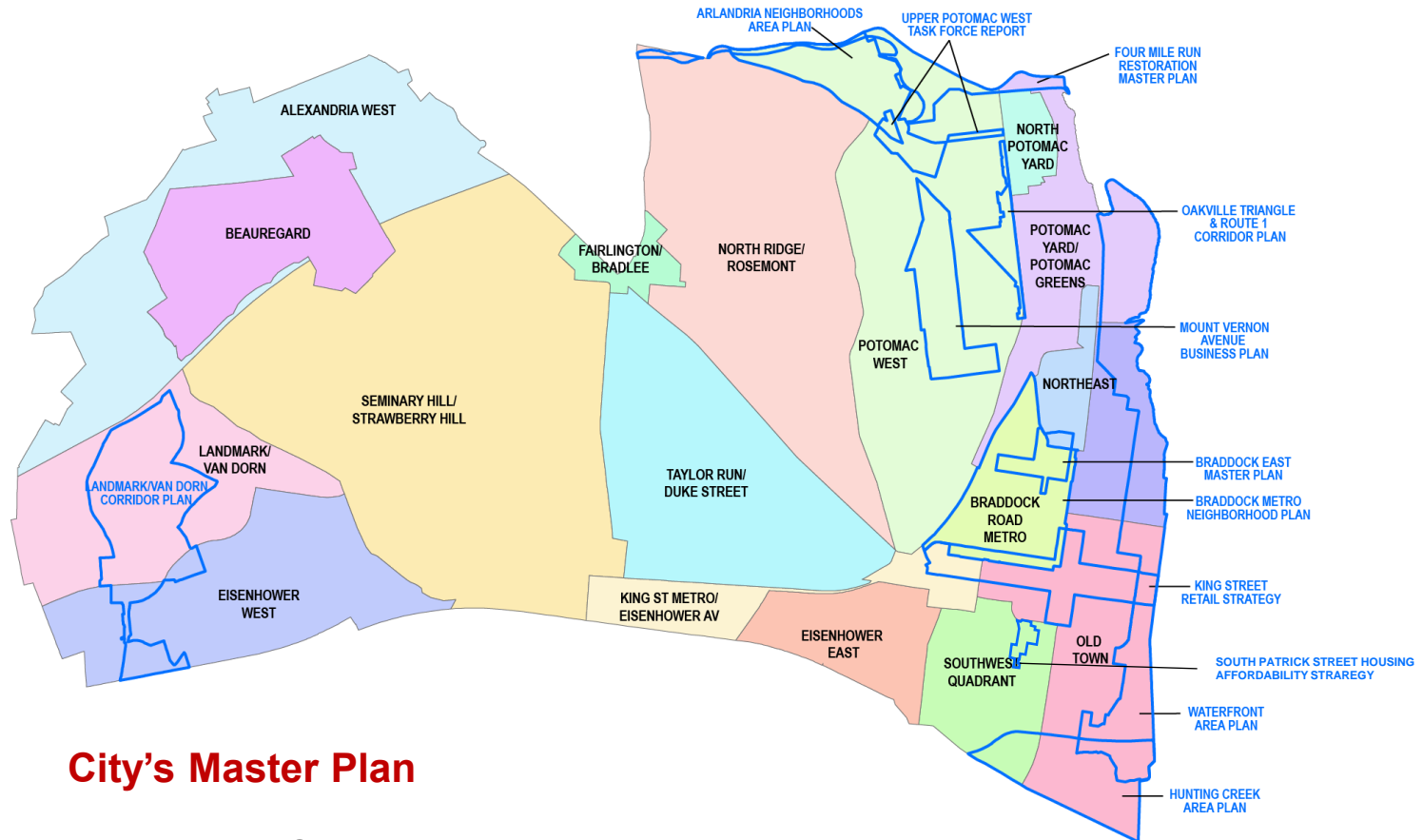


# CITY STRATEGIC PLAN

## Strategic Plan 2017-2022 Vision:

In 2022, Alexandria is a **historic**, inclusive city of kindness, with **distinct, vibrant and safe neighborhoods**, a well-managed government, flourishing arts, culture, and recreation, **a strong economy**, thriving children and youth, active and secure older adults, environmental sustainability, healthy residents of all ages, and **multimodal transportation**.

# NEIGHBORHOOD PLANNING

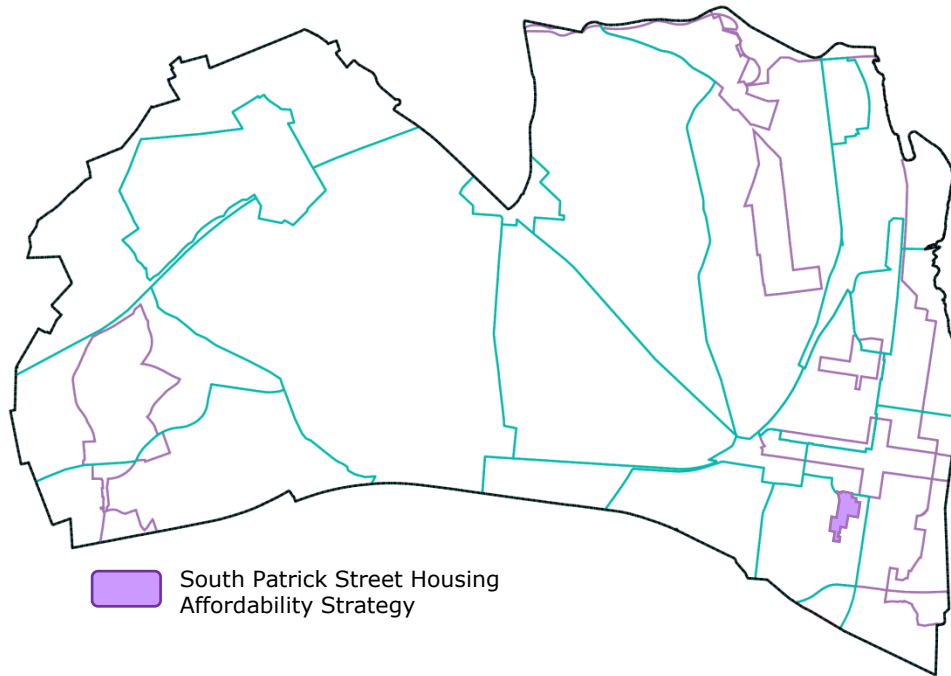


## City's Master Plan

Includes 18 Small Area Plans that cover neighborhoods throughout the City

 Overlay Plans

# Vibrant Places with Housing Choices for All Residents

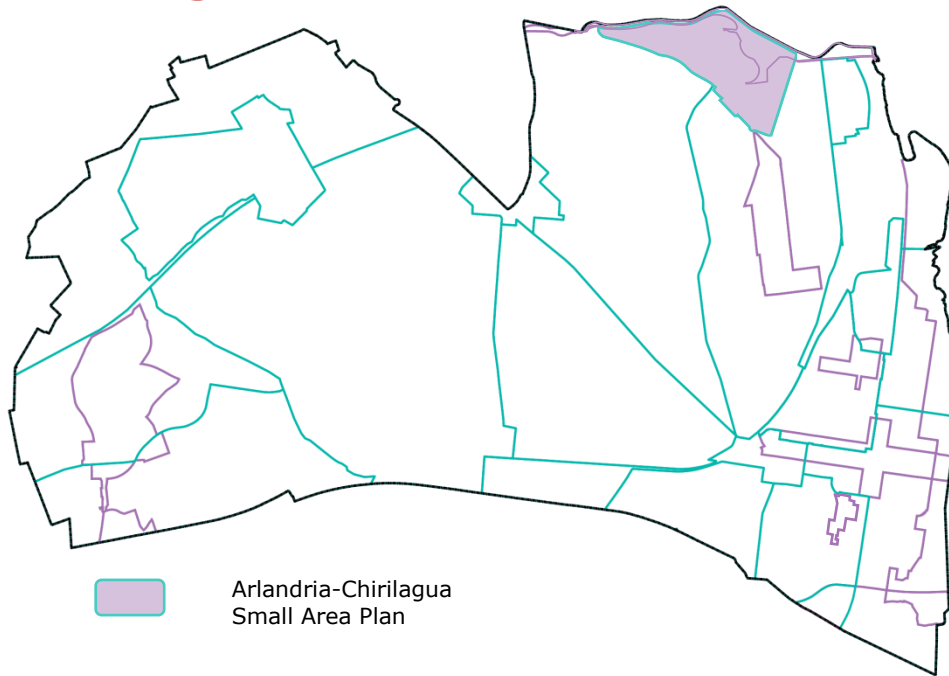


## South Patrick Street Housing Affordability Strategy

*Adopted by City Council, September 2018*

**Goal:** Proactive strategy to preserve long-term affordability of 215 committed affordable units

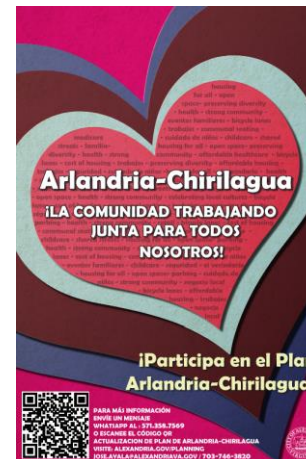
# Equitable, Resilient, Welcoming Neighborhood



## Arlandria-Chirilagua Small Area Plan

City Council Public Hearing Meeting, November 13, 2021

**Goal:** Preserve Arlandria-Chirilagua as a culturally diverse neighborhood by protecting residents' ability to remain in the community in the context of anticipated market pressures units





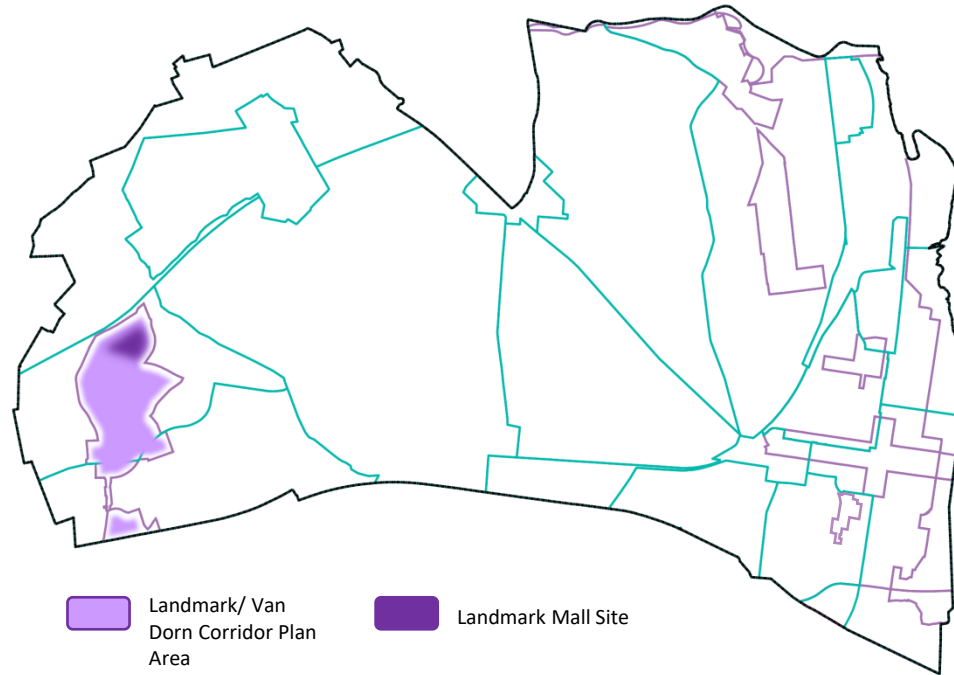
# Distinct and Safe Neighborhoods

## Landmark Mall Re-Planning

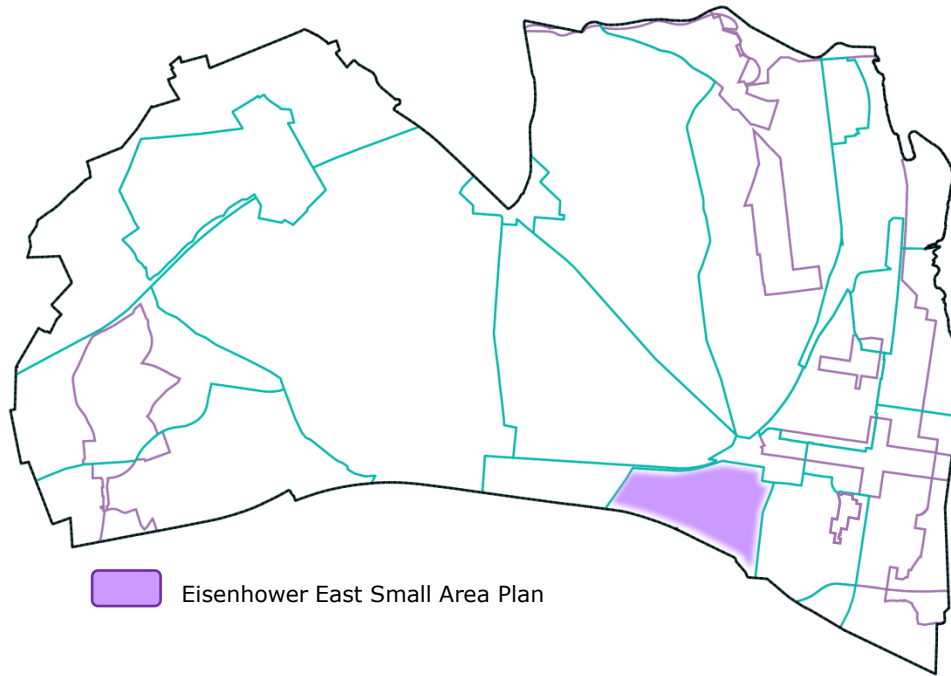
*Plan approved by City Council in May 2019*

*CDD approved by City Council in July 2021*

**Goal:** The entire mall site is under coordinated ownership, meaning the 2009 Plan to turn the mostly vacant mall site into a lively urban center vision can be realized while also priming the surrounding area for improvements.



# Strengthen Our Local Economy



## Eisenhower East Small Area Plan Update

*Approved by City Council in February 2020*

**Goal:** The purpose of the update will be to determine the optimal balance of office, retail, hotel, residential, and other land uses, as well as appropriate land use flexibility, given the City's unchanged goal for Eisenhower East to remain one of the City's key economic development engines.



# Demographic Statistics



Demographic data is used by many departments and organizations within the City of Alexandria to better understand the individuals that make up our community. Studying demographic trends can help inform important planning and policy decisions and plan for the future.

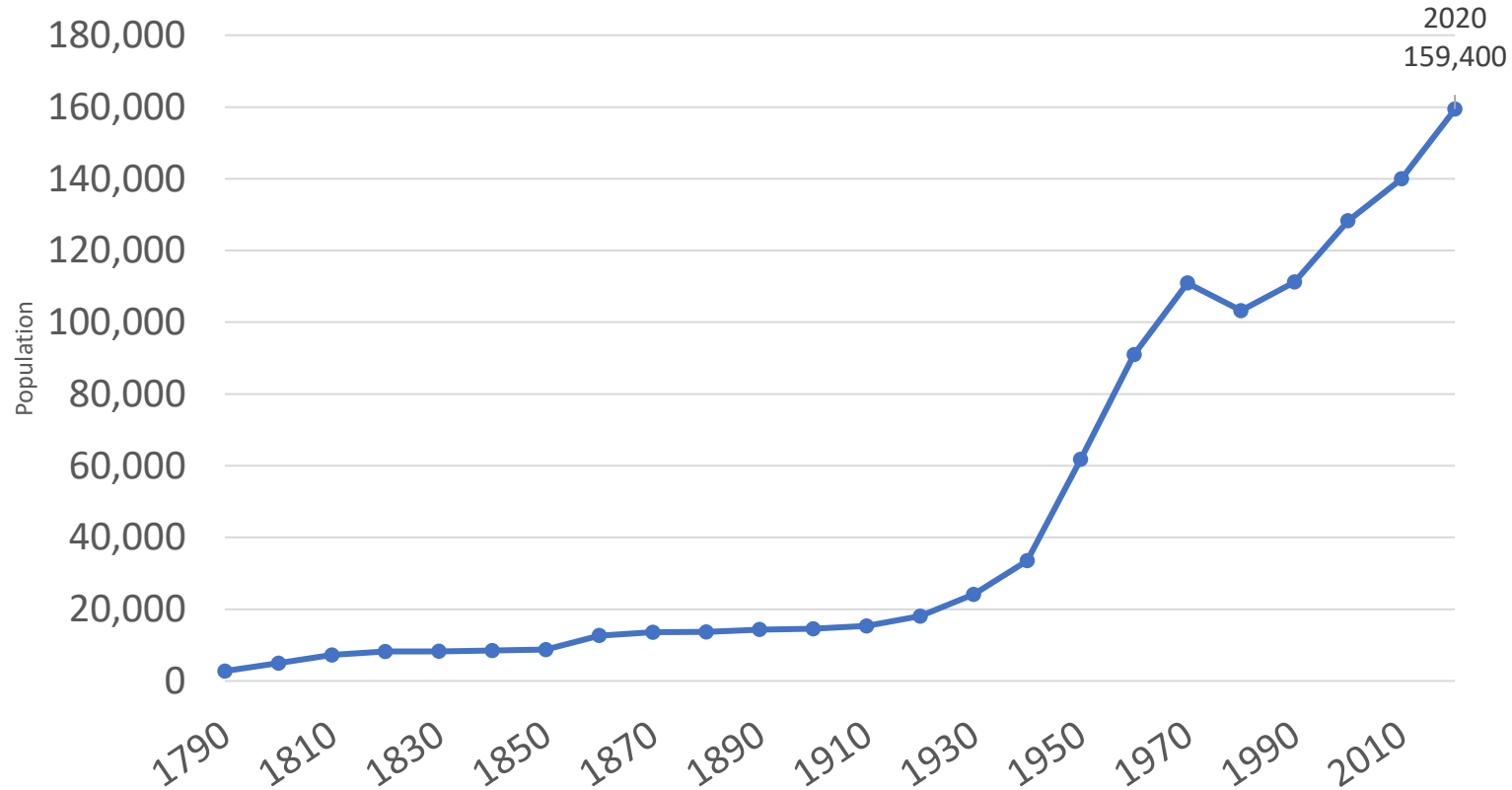
The Department of Planning & Zoning primarily uses data provided by the U.S. Census Bureau to produce maps, reports, and analysis on the City of Alexandria.



# Demographic Statistics



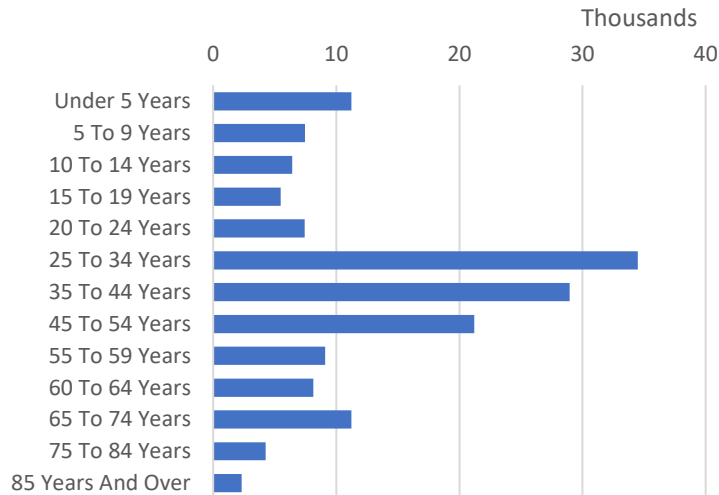
## Alexandria Historic Population



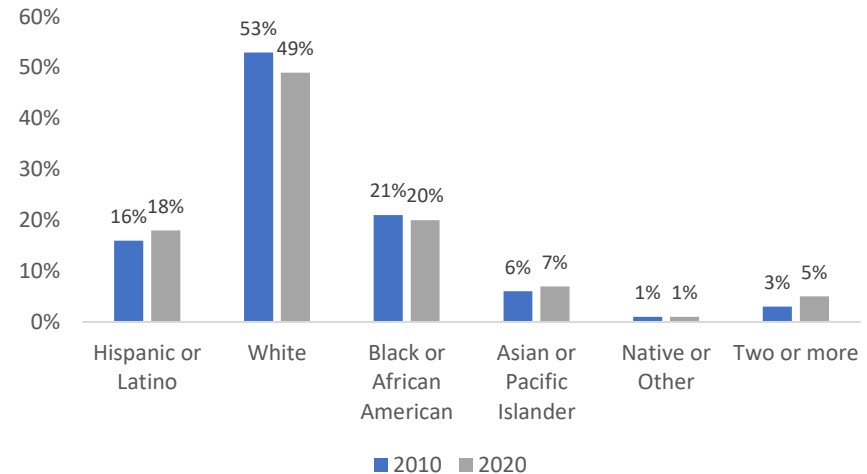
# Demographic Statistics



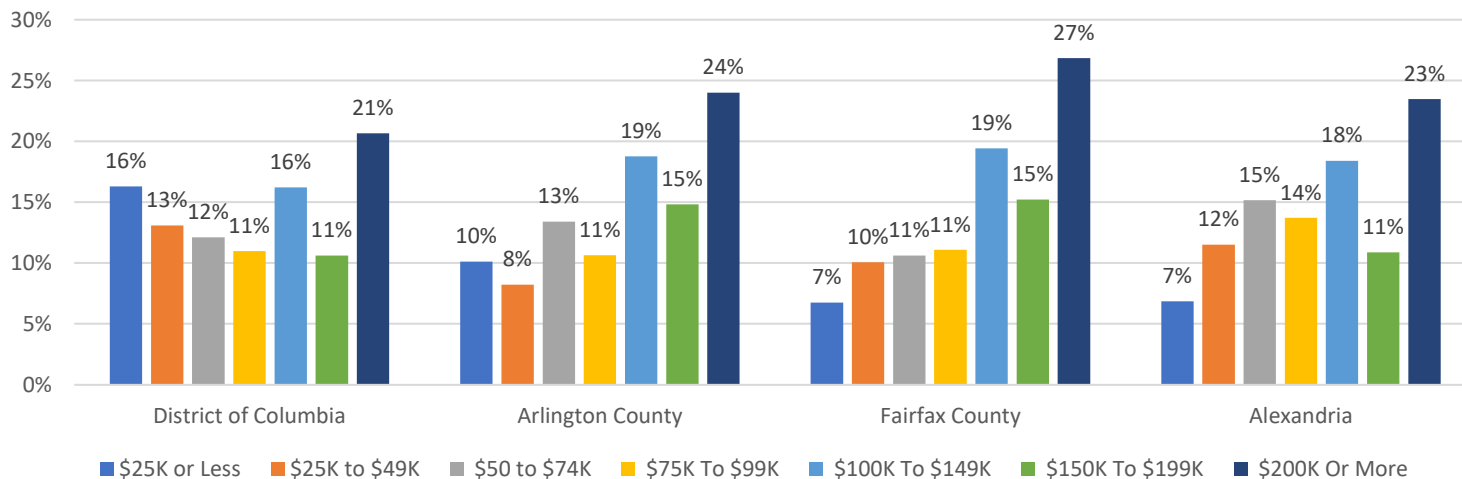
Population by Age, 2019



Proportion of Population by Race or Ethnicity  
2010 vs 2020



Comparative Household Income, 2019



# Demographic Statistics

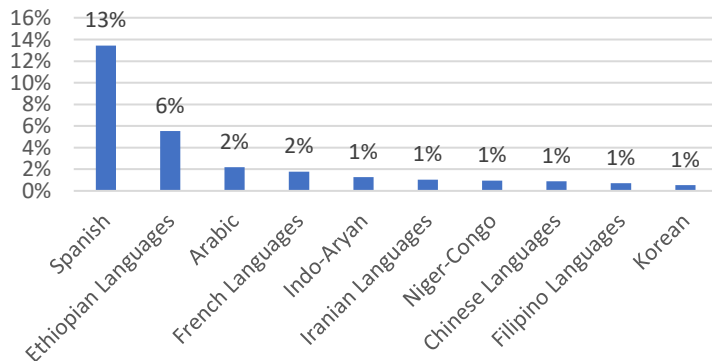


## Top 50 Places of Birth for Foreign Born Population, 2019

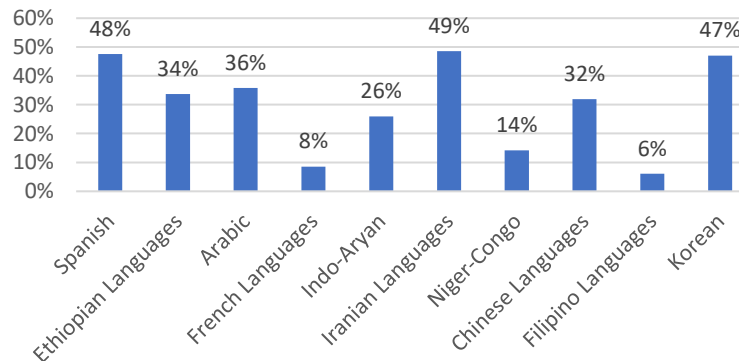


Rank	Country	Percent
1	Ethiopia	21%
2	El Salvador	11%
3	Honduras	7%
4	Afghanistan	5%
5	Bolivia	3%
6	Guatemala	3%
7	Ghana	3%
8	Philippines	3%
9	Peru	3%
10	Sierra Leone	2%
11	Korea	2%
12	Mexico	2%
13	China	2%
14	Bangladesh	2%
15	Morocco	2%

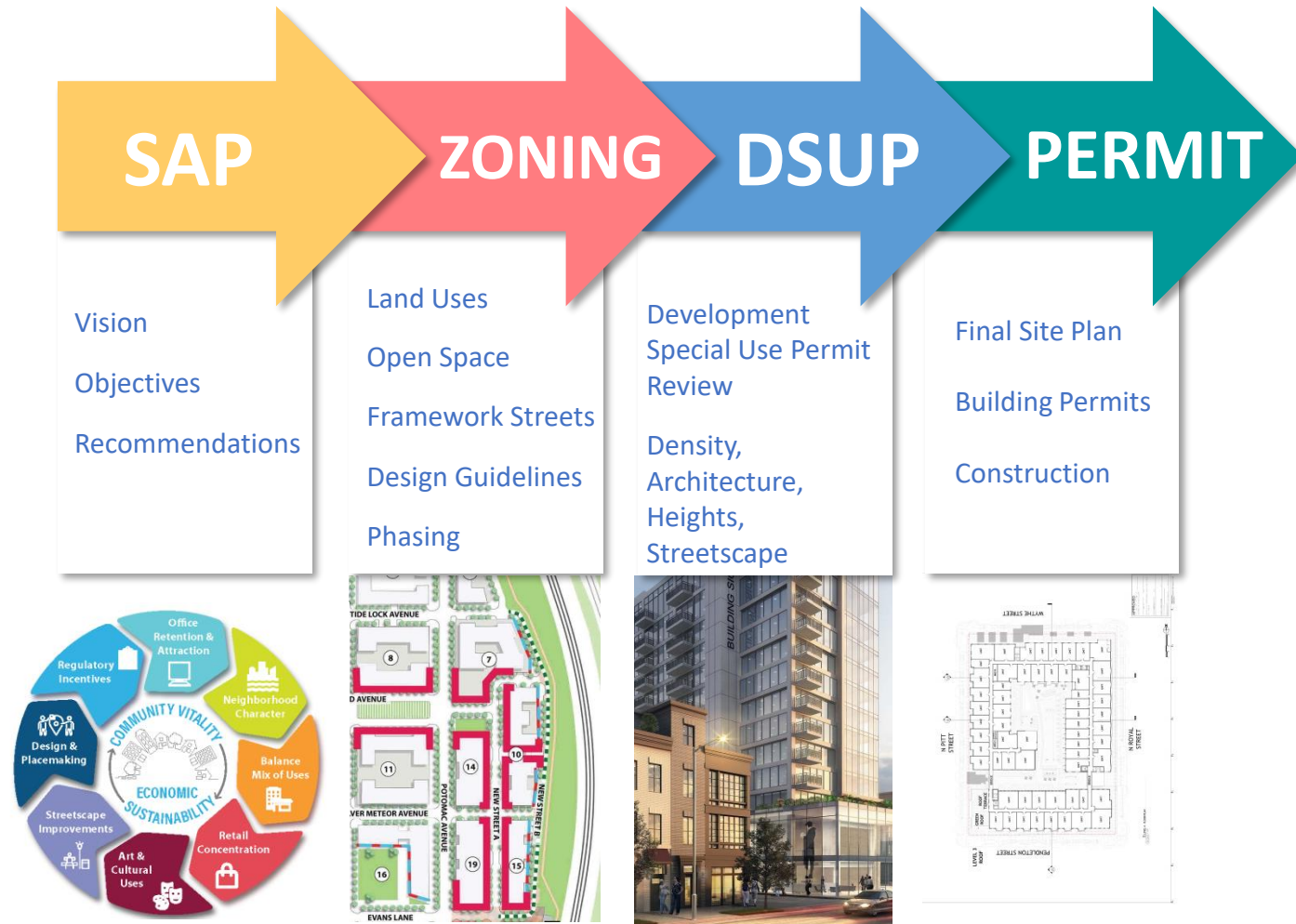
## Top 10 Language Groups by Proportion of Population



## % of Group with Limited English Proficiency

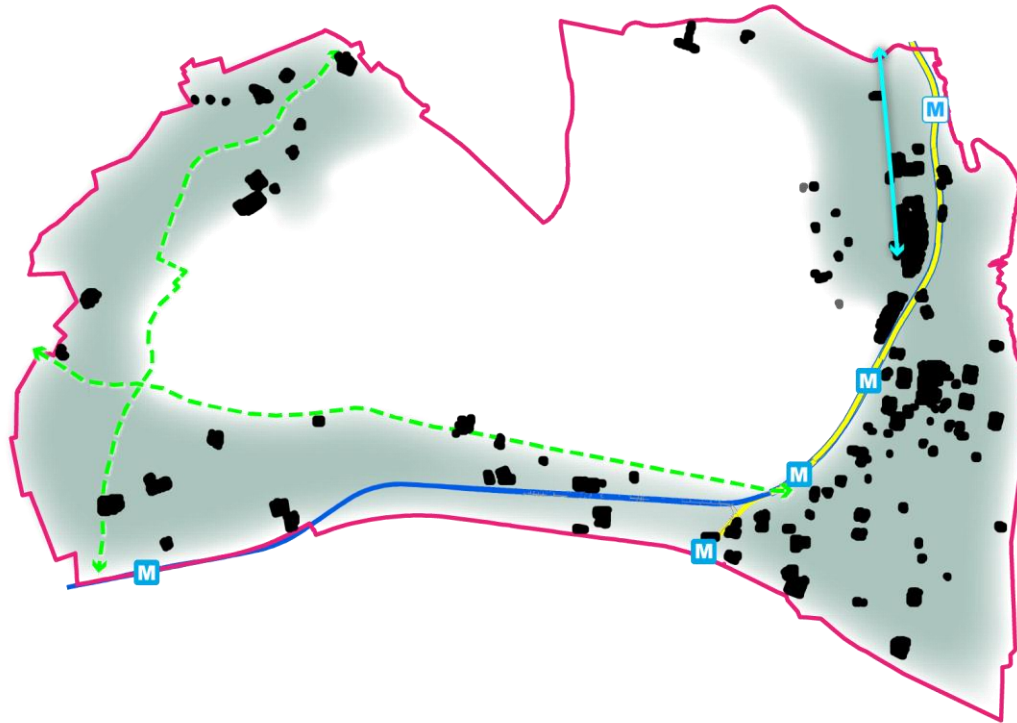


# DEVELOPMENT REVIEW









# GROWTH CRESCENT



New Development/Major  
Renovation in last 10 years

-  In Growth Crescent (89%)
-  Outside of Growth Crescent (11%)
-  Existing Metroway
-  Proposed BRT Lines

# Recent Development Projects



American Physical Therapy Association (APTA)



Virginia Tech Innovation Campus



Hoffman Blocks 4 & 5



# Recent Development Projects



Crowne Plaza: Adaptive Re-Use



The Spire: Affordable Housing

# Recent Development Projects



Robinson Landing



## Power Plan Redevelopment

### Key Recommendations of the Old Town North Plan





# LAND USE SERVICES

## GUIDE TO 1 & 2-FAMILY CONSTRUCTION IN ALEXANDRIA (OUTSIDE OF HISTORIC DISTRICTS)

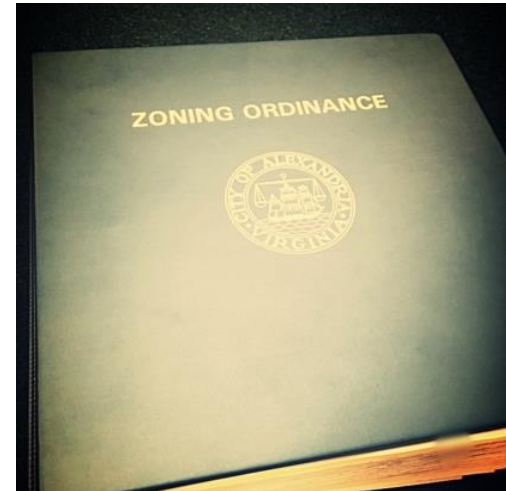
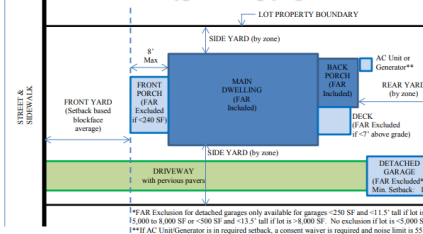


### 1. Chart of Zoning Requirements for Infill Dwellings

Zoning District Requirements	Minimum Mid-Block Lot Area	Minimum Corner Lot Area	Minimum Mid-Block Lot Width	Minimum Corner Lot Width	Minimum Lot Frontage on Straight Street	Lot Frontage at Curved Street	Minimum Side Setback Ratio to Building Height	Minimum Side Setback in Feet	Minimum Side Setback if Semi-Detached Dwelling	Minimum Rear Setback Ratio to Building Height	Minimum Rear Setback in Feet	FAR (See exclusions on other side)	Minimum Vision Clearance Distance at Corner Lots
<b>R-20</b>	20,000	20,000	100	120	75	55	1:2	12	NA	1:1	12	0.25	100
<b>R-12</b>	12,000	12,000	80	95	60	45	1:2	10	NA	1:1	10	0.30	100
<b>R-8</b>	8,000	9,000	65	80	40	40	1:2	8	NA	1:1	8	0.35	100
<b>R-5</b>	5,000	6,500	50	65	40	40	1:3	7	NA	1:1	7	0.45	100
<b>R-2.5</b>	5,000	6,500	50	65	40	40	1:3	7	10	1:1	7	0.45	100

**Front yard setback** requirement is determined by the average front yard setback of the blockface for which construction is occurring. Please see front yard diagram on opposite page.\*  
**Height** is a maximum of 25 feet, but new construction can be taller if the average height of the existing buildings on the block is taller, then new construction can be built up to the average height of the block plus an additional 20 percent. Please see Height diagram on opposite page.\*  
 \*Please refer to the Zoning Ordinance or discuss with Zoning Staff to determine the reference block for each project.

### 2. Site Plan for a Typical Complying



- ❖ Administer Zoning Ordinance/Building Permit Review
- ❖ Zoning Ordinance Inspections and Enforcement
- ❖ Process Special Use Permits, Encroachments into Public Right of Way, Vacation of Public Right of Way, and Subdivision of Land
- ❖ Historic Preservation
- ❖ Serve as staff to:
  - Board of Zoning Appeals (BZA)
  - Board of Architectural Review (BAR)

# Special Use Permits



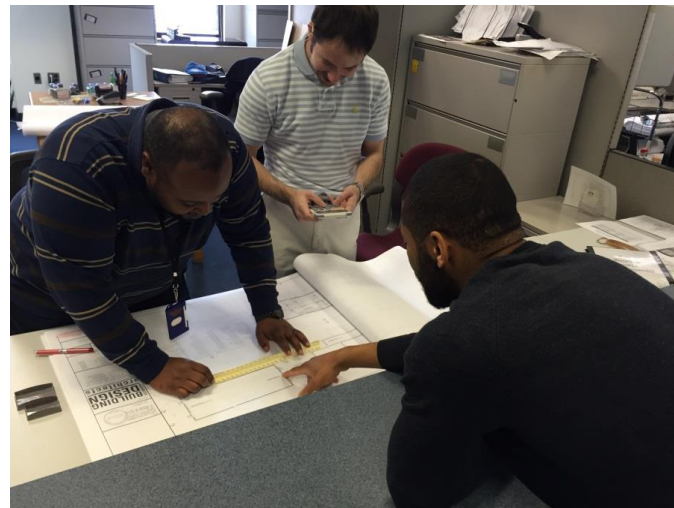
## Common Administrative and Full Hearing SUP's Include

- Restaurant (except commercial plazas)
- Outdoor Dining Over 40 seats
- Catering
- Valet Parking
- Automobile Repair
- Live Entertainment
- Hotel Use
- Medical Care Facility
- Outdoor Markets
- Schools
- Animal Care
- Outdoor Recreation and Entertainment
- Drive-through Facility

# APEX and the Permit Center

**APEX** offers online electronic applications for permits, building plans, and land use applications; online payments; real-time status tracking for permit and land use applications; online inspection scheduling, tracking and updates; and advanced search capabilities.

The **Permit Center** (City Hall, 4th Floor) offers a walk-in option for permit applications by appointment only. Use of APEX is highly encouraged.





# HISTORIC PRESERVATION

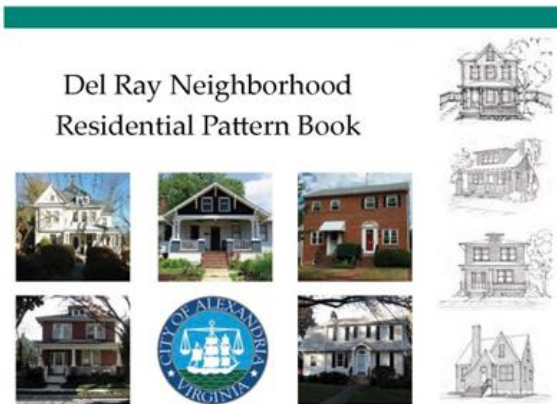


- ❖ Board of Architectural Review for Old & Historic Alexandria and Parker-Gray Historic Districts, and 100-year-old buildings list





# Preserve Historic City and Culture



Del Ray Residential Pattern Book



Volunteer Surveying



Discovery of 18<sup>th</sup> century ship at 220 S Union Street

# Community Engagement

## How to Get Involved



### City Calendar

- E-news notification system
  - Community Meetings
  - Document Releases
  - AlexEngage
- Facebook and Twitter
- Planning Commission and Council Dockets
- Planning and Zoning Website:  
<http://www.alexandriava.gov/Planning>
- *What's Next* Handbook:  
<http://www.alexandriava.gov/WhatsNext>

